



Department of Community Development Long Range Planning

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Memorandum

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TO: Planning and Zoning Commission
City Council

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SUBJECT: **Status Report – City of Sedona Land Use and Population,
July 1, 2007**

Section 4.2.2 of the Growth Area Element of the Sedona Community Plan recommends on-going monitoring of:

- Residential densities and number of housing units developed in all land use categories to evaluate consistency with land use projections and growth management goals.
- Developed/Undeveloped acreage for all land use categories
- New residential project densities vs. units allowed by original zoning

This report addresses the status of these items and updates other land use conditions and projections from the Community Plan as well.

Status Report –Land Use and Population

City of Sedona

July 1, 2007

Current Population and Housing Estimates

Table 1 provides a comparison of 1995 and 2000 census data with Department of Economic Security (DES) population estimates for 2005 through 2007. **Table 2** provides Department of Community Development population and housing estimates. From **Table 1**, DES estimates Sedona's year-round population for July 1, 2007 at 11,222. In **Table 2**, Department of Community Development estimates the July 1, 2007 population at 11,277 based on a yearly addition of year-round housing units since the 2000 census, using 2000 vacancy rates and persons per household. Using the 2000 census as a starting point, the Department of Community Development also estimates that there were 6,291 total housing units in the City as of July 1, 2007.

Table 1 - Year-Round Population
**Historic Resident Population Growth in Sedona, Yavapai and
 Coconino Counties, and Arizona, 1995 – 2007**
DES Census and Estimates

Year	Sedona	Yavapai County	Coconino County	Arizona
July 1995	8,990	130,300	110,750	4,228,900
July 2000	10,230 ¹	167,517	116,320	5,130,632
July 2005	10,935 ²	205,105	130,530	6,044,695
July 2006	11,080 ³	213,170	132,460	6,304,865
July 2007 ⁴	11,222	220,170	135,070	No Data

Sources: 1995 US Special Census, 2000 US Census, Department of Economic Security (DES) estimate – 2005 and draft DES Subcounty Projections (Feb 2007) for 2006 (Sedona) and 2007 (all).

- 1 July 2000 population estimate for Sedona only (City of Sedona estimate). All others are April 2000 US Census. April 2000 US Census for Sedona is 10,192. City of Sedona estimates July 2000 population as 10,230 based on 21 finalized residential building permits for April, May and June 2000 x 2.065 persons per household x .867 occupancy rate (2000 Census)
- 2 July 2005 population estimate (DES). City of Sedona estimates July 2005 population as 11,056 based on July 2004 estimates plus 69 total housing units [79 finalized building permits and removal of 10 multi-family units = 69 units and 123 persons (69 x .867 x 2.06) – see table 2].
- 3 July 2006 population estimate (Draft DES Subcounty Projections, Feb. 2007). City of Sedona estimates a July 2006 population of 11,179 based on July 2005 DES estimate plus 69 total housing units [69 finalized building permits and 123 persons (69 x .867 x 2.06)] – See Table 2.
- 4 July 2007 population projections (DES Draft Subcounty Projections – Feb 2007). City of Sedona estimates a July 2007 population of 11,277 based on July 2006 DES estimate plus 55 total housing units - 55 finalized building permits and 98 persons (55 x .867 x 2.06) – See Table 2

Table 2

Seasonal and Total Population – Sedona (2000 – 2007) – City of Sedona Estimates

Year	Year-Round Population	Seasonal Home Population	Total Population	Total Housing Units	Year-Round Housing Units	Vacant Units	Seasonal Units
July 2000	10,230 ¹	896 ⁴	11,126	5,705 ²	4,946 ²	759	448 ³
July 2001	10,400 ⁵	912 ⁴	11,312	5,800 ⁵	5,028 ⁶	772	456 ⁶
July 2002	10,605 ⁷	930 ⁴	11,535	5,915 ⁷	5,128 ⁸	787	465 ⁸
July 2003	10,772 ⁹	942 ⁴	11,714	6,008 ⁹	5,209 ¹⁰	799	471 ¹⁰
July 2004	10,933 ¹¹	956 ⁴	11,889	6,098 ¹¹	5,287 ¹²	811	478 ¹²
July 2005	11,056 ¹³	968 ⁴	12,024	6,167 ¹³	5,347 ¹⁴	820	484 ¹⁴
July 2006	11,179 ¹⁵	978 ⁴	12,157	6,236 ¹⁵	5,407 ¹⁶	829	489 ¹⁶
July 2007	11,277 ¹⁷	986 ⁴	12,263	6,291 ¹⁷	5,455 ¹⁸	836	493 ¹⁸

- 1 Based on US Census (April 1, 2000) population of 10,192 and 5,684 total housing units. Added 21 finalized housing units (April – June 2000) and 38 persons (21 x .867 occupancy x 2.06 persons per household)
- 2 Based on US Census (April 1, 2000) of 4,928 occupied housing units. Added 18 units (April – June 2000) based on .867 occupancy rate (21 finalized permits).
- 3 Seasonal units based on 2000 Census (April 2000) of 446 units (or 59% of 756 vacant units). Added 3 vacant units (April – June 2000) or 2 seasonal units for 759 and 448, respectively.
- 4 Estimated using seasonal units x 2 persons per household.
- 5 Estimated based on 2000 US Census (adjusted to July) and adding 95 total housing units (finalized building permits) and 170 persons (95 x .867 x 2.06)
- 6 Same methodology as #2 and #3 above – Added 82 year-round units and 8 seasonal units.
- 7 Based on July 2001 City of Sedona estimate and adding 115 total housing units (finalized building permits) and 205 persons (115 x .867 x 2.06)
- 8 Same methodology as #2 and #3 above (added 100 year-round units, 15 vacant units and 9 seasonal units)
- 9 Based on July 2002 City of Sedona estimate and adding 93 total housing units and 167 persons (93 x .867 x 2.06)
- 10 Same method as #2 and #3 above (added 81 year-round units, 12 vacant units and 6 seasonal)
- 11 Based on July 2003 City of Sedona estimate and adding 90 total housing units and 161 persons (90 x .867 x 2.06)
- 12 Same method as #2 and #3 above (added 78 year-round units, 12 vacant units and 7 seasonal units)
- 13 Based on July 2004 City of Sedona estimate and adding 69 total housing units (79 total units minus 10 apartment units that were removed) and 123 persons (69 x .867 x 2.06)
- 14 Same method as #2 and #3 above (added 60 year-round units, 9 vacant units and 6 seasonal units)
- 15 Based on July 2005 City of Sedona estimate and adding 69 total housing units (added 60 year-round units, 9 vacant units and 5 seasonal units) and 123 persons (69 x .867 x 2.06).
- 16 Same method as #2 and #3 above (added 60 year-round units, 9 vacant units and 5 seasonal units).
- 17 Based on July 2006 City of Sedona estimates and adding 55 total housing units (added 48 year-round units, 7 vacant units and 4 seasonal units and 98 persons - 55 x .867 x 2.06).
- 18 Same method as #2 and #3 above (added 48 year-round units, 7 vacant units and 4 seasonal units).

Existing Land Use

Tables 3 and **4** present a comparison of 1990, 1998 and 2007 land use in Sedona.

As of July 1, 2007, the land available for development decreased by 9% since July 1998. During this period, residential lands available for development decreased by approximately 11%. According to available acreage, the total residential land base was therefore **69%** built out on July 1, 2007. According to available potential residential units, the residential land base is **71%** built out (see Table 14). A total of 586 new residential units were completed between July 1, 2000 and July 1, 2007 or 84 per year for the last seven years. The historical average number of housing units constructed each year is 119 based on the last 27 years of development.

Since July 1998, available commercial (including Lodging) lands decreased by 10% leaving the total commercial and lodging land base **81%** built out by July 1, 2007.

Table 3 - Existing Land Use (August 1990, August 1998, and July 1, 2007)

Primary Land Use	Developed Lands Total Acres			Undeveloped Lands Total Acres			% of Available Lands Developed ⁴			Total Lands		
	1990	1998	2007	1990	1998	2007	1990	1998	2007	1990	1998	2007
Single-Family Residential very low density (0-1 units/2 acres)	207	268	346	342	201	123	37.7%	57.1%	73.8%	549	469	469
Single-Family Residential low density (1 unit/2 acre - 2 units/acre)	363	395	545	690	533	368	34.5%	42.6%	59.7%	1,053	928	913
Single-Family Residential medium density (2-4 units/acre)	1,060	1,373	1,541	1,353	838	669	43.9%	62.1%	69.7%	2,413	2,211	2,210
Single-Family Residential high density (4-8 units/acre)	78	91	95	38	8	4	67.2%	91.9%	96.0%	116	99	99
Multi-Family Residential (4-12 units/acre)	73	94	103	67	75	59	52.1%	55.6%	63.6%	140	169	162
Mobile Home Parks	54	44	44	0	0	0	100%	100%	100%	54	44	44
General Commercial	187	230	237	202	110	90	48.1%	67.6%	72.5%	389	340	327
Lodging	85	126	163	---- ⁵	38	2+	100%	76.8%	98.8%	85	164	165
Public/Semi-Public ¹	287	379	452	---- ¹	76	22	100%	83.3%	95.4%	287	455	474
Parks/Public Open Space ²	0	58	58	52	61	61	0	48.7%	48.7%	52	119	119
Private Open Space ³	69	238	254	0	0	0	100%	100%	100%	69	238	254
SUBTOTAL	2,463	3,296	3,838	2,744	1,940	1,398	47.3%	62.9%	73.3%	5,207	5,236	5,236
National Forest Lands	0	0	0	5,789	5,698	5,698	----	----	0.0	5,789	5,698	5,698
State Lands	5	5	5	57	11	11	----	31.3%	31.3%	62	16	16
Area in street right-of-way & other small parcels	687	795	795	0	0	0	100%	100%	100%	687	795*	795
TOTAL	3,155	4,096	4,638	8,590	7,649	7,107	53.0%	67.7%	76.7%	11,745	11,745	11,745

1 Includes cemetery, airport, schools, Chapel of the Holy Cross (10 acres) and USFS Ranger Station on National Forest Land, churches, fire stations, municipal uses.

2 Includes Sugar Loaf property, Posse Grounds Community Park, Jordan Park and other park sites.

3 Includes open space within private developments - not available for residential and commercial units.

4 Per existing zoning (does not include National Forest lands).

5 Undeveloped vs. Developed was not calculated prior to 1998 data. Includes undeveloped, approved projects

Source: City of Sedona; IS/GIS Division

* Acreage for Right of way and other small parcels in 1998 is not specifically known.

Table 4
Existing Residential Land Use - August 1990, August 1998, July 1, 2007

Primary Land Use ¹	Total Lands (acres) ²			Developed Lands (acres)			Undeveloped Lands (acres)			Percent of Available Lands Developed ²		
	1990	1998	2007	1990	1998	2007	1990	1998	2007	1990	1998	2007
Single-Family Residential very low density (0-1 du/2 ac)	549	469	469	207	268	346	342	201	123	37.7	57.1	73.8
Single-Family Residential low density (2 du/ac)	1,053	928	913	363	395	545	690	533	368	34.5	42.6	59.7
Single-Family Residential medium density (2-4 du/ac)	2,413	2,211	2,210	1,060	1,373	1,541	1,353	838	669	43.9	62.1	69.7
Single-Family Residential high density (4-8 du/ac)	116	99	99	78	91	95	38	8	4	67.2	91.9	96.0
Multi-Family Residential (4-12 du/ac)	140	169	162	73	94	103	67	75	59	52.1	55.6	63.6
Mobile Home Park	54	44	44	54	44	44	0	0	0	100	100	100
Total Residential Lands (acres):	4,325	3,920	3,897	1,835	2,265	2,674	2,490	1,655	1,223	42.4	57.8	68.6

1 Per existing zoning

2 Most of the "loss" in acreage between 1990 and 1998 is due to subtraction of roads and open space in developed areas.

Source: City of Sedona; IS/GIS Division

Table 5

Existing Land Use and Additional Potential Housing Units - July 1, 2007 Residential Lands - Developed/Undeveloped											
Land Use Density	Total Acres	% of Total Residential Acreage July 1, 2007	Developed ¹		Undeveloped				Additional Potential Housing Units (gross)	Potential Net ⁶ Units	Total Potential Housing Units ⁶ (net)
			Acres	Units	Subdivided Acres	Subdivided Units (vacant lots)	Unsubdivided Acres ²	Unsubdivided Units ³ (gross)			
Single-Family very low density (1 DU/2 AC max)	469	12.1%	346	135	65	29	58	29	57	20	49
Single-Family low density (2 DU/AC max)	913	23.4%	545	555	276	331	92	92*	423	63	394
Single-Family medium density (4 DU/AC max)	2,210	56.7%	1,541	3,723	440	936	229	779*	1,715	529	1,465
Single-Family high density (8 DU/AC max)	99	2.5%	95	533	4	24	0	0	24	0	24
Multi-Family & commercial (12 DU/AC max)	162	4.2%	103	889	26	348	33	401	749	269	617
Mobile Home Parks	44	1.1%	44	342	0	0	0	0	0	0	
TOTAL	3,897	100.0%	2,674	6,177⁵	811	1,668⁴	412	1,301	2,968	881	2,549

¹ Developed Acres - Developed Units: Unsubdivided and subdivided (occupied parcels/developed units)

² Undeveloped, Unsubdivided Acres: Gross acres available

³ Potential Unsubdivided Units remaining for development if developed to maximum zoning potential (gross acres).

* Medium density calculated at 3.4 units / acre (Average of RS-18 = 2.4 and RS-10 = 4.4)

* Low density calculated at 1 unit/acre – consistent with existing zoning of RS-35 and RS-36

- 4 1,320 vacant single-family lots
- 5 2000 Census counted 5,684 units. Estimated housing units for July 1, 2007 were 6,291 based on 586 finalized building permits added to the original Census figure. City data-base counts 6,177 total units. The 114-unit discrepancy is possible since single-family units are counted as one unit per lot in the database. Single-family units within the medium density category that may have been counted by the Census, but are non-conforming to existing zoning, may yield a higher unit figure that, although accurate, cannot be reconciled with the land use density data. Some housing within commercial zones may also exist that has not been inventoried. In addition, the Census may count some timeshare units as seasonal, vacant residential.
- 6 Based on 68% of maximum allowable zoning density for unsubdivided, undeveloped gross units.

Residential Acreage and Units

Table 5 provides a comparison of residential acreage and housing units, including the maximum potential additional housing units for each residential category based on gross and net acreage and zoning. Net acreage and units are also discussed under Land Use Projections.

Lodging Acreage and Units

In 1990, 31% of the developed commercial land area was developed with lodging uses. In July 2001, 40% of the developed commercial area was in lodging (152 developed lodging acres/382 total developed commercial acres). In July 2001, there were also 15 additional acres of lodging approved that had not been developed. If all the commercial lands were developed and no more lodging was approved, lodging uses would have constituted 33% of the total commercial area (167 acres of lodging/504 total commercial acres). If the proportion of developed lodging acreage to total commercial acres is the same at buildout as it was in July 2001 (40%), an additional 30 acres of lodging could be added for a total of 197 lodging acres.

Current Community Plan policies were developed based on the July 2001 lodging acreage and proportion of commercial. The Community Plan recommends that the proportion of lodging to other commercial uses not exceed this 40% at buildout. In July 2007, the proportion of developed lodging acres to general commercial acres was 41% (163 developed lodging acres/400 total developed commercial acres = 41%).

The Community Plan has also recommended that, with some exceptions, most of the future lodging uses be located within Focused Activity Centers (FAC's). Currently, out of the 205 total acres within the FAC's, 22 of these acres are undeveloped. If all 22 acres of vacant land were developed with lodging uses, once Sedona was completely built out, there would be 187 acres of lodging on 492 total acres of commercial and lodging would comprise 38% of the total commercial land base. However, lodging will not be developed on all 22 acres. The available acreage will be further reduced as some parcels cannot be developed according to the Plan's development criteria, some parcels have existing site constraints and some parcels are too small and isolated to be consolidated into a lodging project. **Table 6** reflects existing acreage within the FAC's.

Some additional lodging projects may be approved outside FAC's per the Community Plan. **Table 7** has included potential lodging projects to update lodging and commercial acreage. Please note that although the current lodging proportion would be about 41%, this is only a "snapshot" of this lodging acreage at this point in time and does not reflect eventual buildout. A good future benchmark for the Community Plan's lodging policy would be the 187 total acres of lodging that includes 22 additional acres within FAC's (the current total developed/undeveloped lodging acreage is 165 acres). 197 acres of lodging at buildout would represent 40% lodging to commercial (maintaining the current Community Plan policy).

Table 6 – Lodging in Focused Activity Centers (2007)

Focused Activity Center	Lodging Acres (Built/Approved)	Other Built	Vacant	Total Acres*	% Built	% Total Lodging
RR Loop/Cultural Park Place	12	.5	9.5	22	57%	55%
Dry Creek	4.1	6.1	2.3	12.5	82%	33%
Shelby/Coffeepot	13.7	50.9	4.3	68.9	94%	20%
Soldier Pass	5.1	18.9	3.1	27.1	89%	19%
Uptown	44.8	25.1	4.9	74.8	93%	60%
TOTAL	79.7	101.5	21.5	205.3	88%	39%

**Does not include open space within approved development; residentially-zoned land and public/semi-public uses.*

**Table 7
Lodging Acres (Percent of Developed Commercial Acres)**

	1990	1998	2001	2007	Buildout
Lodging	85	126	152	163	187
Other Commercial	187	230	230	237	305
Total	272	356	382	400	492
Percent Lodging	31%	35%	40%	41%	38%

Table 8 provides an update to the number of built and approved lodging units in the City. As of July 1, 2007, there were 2,326 hotel, resort and timeshare units built or under construction and an additional 58 units approved.

An additional “unit factor” has been calculated for timeshare units (see **Table 9**).

Table 8
Lodging Units – City of Sedona (1990 – June 2007)

	Total Units 1990	New Units 1990-1997	Total Units 1997	Percent Increase 1990-1997	New units 1997 – July 2007	Total Units July 1, 2007 ²	Percent Increase 1997-2007 ¹	New Units Future (approved, undeveloped)	Total Units (including approved undeveloped)	Percent Increase (from July 2007)
Hotel/Motel/Resort/Bed & Breakfast	997	+255	1,252	26%	+278	1,530	22%	+58	1,588	4%
Timeshares	68	+345	413	507%	+383	796 ¹	93%	+0	796	0%
TOTAL	1,065	+600	1,665	56%	+661	2,326	40%	+58	2,384	2%
RV Parks	93	-9	84	-10%	-45	39	-54%	0	39	0%
TOTAL	1,158	+591	1,749	51%	+616	2,365	35%	+58	2,423	2%

Source: 1997 & 2007 figures from the City of Sedona Building Permit records through June 2006; and phone survey conducted in November 1996.

1990 figures from the Sedona Community Plan (November, 1991) and Economic Base Study (December, 1990) – Sunregion Associates, Inc. Note: 1990 figures updated by the City of Sedona to include units originally omitted.

1 337 units have lock-out suites.

2 Includes lodging units built or under construction.

Table 9
Lodging Units – Including Timeshare Lockouts

Unit Type	Total Units 1990	Addt'l Units	Total Units 1997	Addt'l Units	Total Units 2007	Addt'l Units	Total Units ³ (including future approved, undeveloped)
Hotel, Motel, Resort & B&B	997	+255	1,252	+278	1,530	+58	1,588
Timeshares	68	+345 ¹	413	+383 ²	796	+0	796
Additional Unit Factor – Lockouts*	0	+25	25	+59	84	+0	84
Total Lodging	1,065	+625	1,690	+720	2,410	+58	2,468

1 100 units are lockouts (additional unit factor = $100 \times 0.25 = 25$)

2 237 units are lockouts (additional unit factor = $237 \times 0.25 = 59$)

3 Approved, undeveloped (assumes no additional approvals)

*Additional unit factor based on number of timeshare lockouts multiplied by 25%. This is based on development approvals that require ¼ additional parking spaces for each lockout unit.

Commercial Land Use

As illustrated in **Table 10**, in 1990 approximately 57% of the commercially zoned land was developed. In August 1998, this increased to approximately 71% and in July 2007, approximately 81% of the commercially zoned land was developed.

Table 10

City of Sedona Existing Commercial and Lodging Land Use Acreage for August 1990, August 1998 and July 2007

Land Use	Total Lands (acres)			Developed Lands (acres)			Undeveloped Lands (acres)			Percent of Available Lands Developed		
	1990	1998	2007	1990	1998	2007	1990	1998	2007	1990	1998	2007
General Commercial	389	340	327	187	230	237	202	110	90	48%	68%	72%
Lodging	85	164	165	85	126	163	0(1)	38	2	(1)	77%	99%
TOTAL	474	504	492	272	356	400	202	148	92	57%	71%	81%

1 There was no separate zoning district for lodging in 1990. Lodging uses were allowed under General Commercial zoning.

POPULATION AND HOUSING PROJECTIONS

Year-Round Population Forecasts

Two sets of population and employment projections were originally prepared for the **Sedona Community Plan** in 1990 as part of the Economic Base Study. These were identified as *Trends and Aggressive* growth projections. The Trends (or low-end) projections were based on the assumption that the number of housing units during each five-year period from 1990 to 2010 would increase at the average annual rate experienced from 1980 to 1990 and that the average household size would decline from an estimated 2.02 - 1.96 persons per household from 1990 to 2010. Aggressive (or high-end) projections were determined, in part, from the February 1990 Department of Economic Security (DES) year-round population projections with the same projected decline in average household size used in the Trends projections. The February 1990 DES projections assumed a much more robust rate of growth than the Trends projections.

The original 1990 year-round population projections for the City were as follows:

	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
Trends	8,939	10,002	11,204	12,399
Aggressive	10,070	11,700	13,265	14,950

Based on the fact that the actual 1995 Sedona population was 8,990, and the actual 2000 population was 10,230 (adjusted to July) it is apparent that from 1990 - 2000, Sedona has grown more consistent with the Trends projections originally forecast in 1990. This trend is also consistent with DES projections that were updated on an annual basis between 1990 and 2000.

The updated year-round population projections are depicted in **Table 11**, below, using two different methodologies.

Low-End Projections

Updated low-end projections use the draft DES Subcounty projections (Feb. 2007) for 2010 and 2015. The forecasted 2015 population based on the low-end projection is 12,262.

High-End Projections

The updated high-end projections simply project an estimated 1995-2007 total growth of 2,287 persons for 2007 through 2015 (and 2020). The forecasted 2015 population based on the high-end projection is 12,805.

Mid-Range Projections

A 2015 mid-range year-round population of **12,534** will be utilized, which falls midway between the Low and High forecasts. This reflects total 8-year growth of 11 percent. This Mid-Range scenario is also depicted in **Table 11**.

Table 11

Range of Year-Round Population Projections

	<u>2000¹</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
Low-End²	10,230	11,629	12,262	12,829
High-End³	10,230	11,850	12,805	13,760
Mid-Range⁴	10,230	11,740	12,534	13,295

1 Actual 2000 population (US Census) = 10,192. Adjusted to July 2000 by City of Sedona Department of Community Development.

2 Based on Dept of Economic Security (DES) draft subcounty projections (Feb 2007) for 2010, 2015 and 2020.

3 Based on total year-round population growth estimated from 1995-2007 (2,287) projected for 2007 – 2015 (and 2020) using City of Sedona 2007 estimate of 11,277.

4 Mid-Range projection is an average of Low and High-End scenarios.

* Note: The actual number of total housing units in July, 1990 was 4,658 and the actual occupancy rate was 82%. The 2000 US Census shows 5,705 total housing units (adjusted to July) an 86.7% occupancy rate and 2.06 persons per household. Finaled building permits added to the 2000 Census data yield 6,291 total housing units for July 2007.

The average yearly number of housing units from 1995 – 2007 = 94/year (5159 total housing units in 1995 and 6,291 total units in 2007). 94 units multiplied by the 2000 occupancy rate of 86.7% yields 82 year-round occupied units per year. 82 units multiplied by an average household size of 2.07 persons (average of 1995 and 2000 figures of 2.08 and 2.06) = 170 persons per year and 850 persons per five years.

Seasonal and Total Population Forecasts

Table 12 depicts the projected Mid-Range year-round seasonal (or part-time resident) and total (combined year-round and seasonal) population from 2000 through 2015 based on a 13.3% vacancy rate (rate of the 2000 US Census), a 59% utilization of vacant units by seasonal residents (the 2000 US Census results) and 2 persons per household (Economic Base Study) for seasonal units. As illustrated in **Table 12**, Sedona's seasonal population is projected to be **1,096** and the total population projected to be **13,630** by 2015. The original Mid-Range 2010 seasonal and total

populations forecast in 1990 (**Sedona Community Plan**) were 2,125 and 15,800. The revised mid-range 2010 seasonal and total population forecasts are 1,027 and 12,767.

Table 12

Population and Housing Unit Projections (2000 - 2015) Using Mid-Range Population Forecasts					
Year	Year-Round Population	Seasonal³ Population	Total³ Population	Year-Round Housing Units	Total Housing Units
2000 ¹	10,230	896	11,126	4,946	5,705
2005 ²	11,056	968	12,024	5,347	6,167
2010 ³	11,740	1,027	12,767	5,671	6,541
2015	12,534	1,096	13,630	6,055	6,984
Year 2015 Total Increase	2,304	200	2,504	1,109	1,279
% Change 2000 – 2015	22.5%	22.3%	22.5%	22.4%	22.4%

1 Adjusted 2000 population from 2000 US Census (adjusted slightly for July 2000). Seasonal population estimate based on 2000 US Census count of 446 Seasonal units plus two added for July 2000 and two persons per household (Economic Base Study - Sunregion Associates, Inc. Dec. 1990)

2 City of Sedona estimates for 2005 (See Page 2 – Current Population and Housing Estimates)

3 Mid-Range forecasts based on projected five-year increases of year-round mid-range population (from Table 11) divided by 2.07 persons per household for year-round occupied units divided by 86.7% occupancy (2000 US Census) for total housing units. Difference between Total and Occupied units multiplied by 59% seasonal occupancy rate of vacant units and multiplied by two persons per household (Economic Base Study) yields Seasonal Population.

The original seasonal home population projected in 1990 by the Community Plan for 1995 was represented in a range from 1,368 to 1,538. The current estimate for July 2000 is 896. One significant reason why the current estimate is lower than this range is that the Economic Base Study was prepared using different methodology to determine seasonal units (90% of vacant units vs. the 2000 US Census determination of 59% of vacant units) and that the vacancy rate was much higher (18% in 1990 and 16.8% in 1995) than 2000 US Census (13.3%). This means that the number of seasonal housing units is much lower than originally estimated and projected. The total population (Seasonal plus year-round) for 2000 originally projected in the Community Plan ranged from 11,556 to 13,514. The revised estimated July 2000 total population was 11,126.

Housing Projections

From April 1980 to mid-year 2000, there was an overall housing unit increase of 2,628 units (85.4%) or approximately 131 housing units per year for a July 2000 housing unit total of 5,705 units. The period from 1980 - 1990 experienced a much higher rate of housing growth (51.4% or 158 units per year) than the period from 1990 - 2000 (22.5% or 105 units per year). In 1990, the **Sedona Community Plan** originally projected a range of 5,969 - 6,981 total housing units for July 2000. The actual number of total housing units in July 2000 was 264 units lower than the low end of this range. In 1990,

the Community Plan also forecast total housing units for the year 2010 in a range from 7,397 to 8,922 with a mid range forecast of 7,988. As depicted in **Table 12**, the current Mid-Range forecast is for **6,541** total housing units in the year 2010 and **6,984** for 2015. The current estimate is for **8,840** total housing units at buildout.

Land Use Projections

Residential

Table 13 represents a breakdown of the number of potential residential units that could be developed on the available vacant, subdivided lots and undeveloped, unsubdivided lands in the City. This table is a revised version of **Table 28** in the Sedona Community Plan Supplement and has been updated to reflect July 1, 2007 conditions. The 2015 projections have been revised based on the July 1, 2007 data.

Table 13 2015 Residential Land Use

Land Use	July 2007				2015 Projections				
	#1	#2	#3	#4	#5	#6	#7	#8	#9
	Vacant, subdivided lots (July 2007) ¹	Unsubdivided undeveloped gross acres (July 2007) ¹	Units available on unsubdivided, undeveloped acres (July 2007) ²	Total units available (July 2007) ³	Potential # of vacant subdivided lots (2015) ⁴	Unsubdivided, undeveloped gross acres remaining (2015) ⁵	Potential # of units remaining on unsubdivided, undeveloped acres ⁶	Total increase in units (2015) ⁷	Total units available (2015) ⁸
Single-Family Residential very low density	29	58	20	49	21	42	15	13	36
Single-Family Residential low density	331	92	63	394	241	67	46	107	287
Single-Family Residential medium density	936	229	529	1,465	681	167	386*	398	1,067
Single-Family Residential high density	24	0	0	24	17	0	0	7	17
Multi-family Residential	348	33	269	617	253	24	196	168	449
TOTAL	1,668	412	881	2,549	1,213	300	643	693	1,856

1 From Table 5

2 Number of potential units on unsubdivided, undeveloped gross acres multiplied by 68% (Table 5)

3 Column #1 plus column #3

4 2,549 potential housing units available (July 2007). 693 additional housing units estimated to be needed in 2015. 2,549 minus 693 = 1,856 units remaining. $1,856/2,549 = 72.8\%$ $72.8\% \times \text{column \#1} = \text{Column \#5}$

5 From (4) above, $72.8\% \times \text{column \#2} = \text{column \#6}$

6 Number of potential units on unsubdivided, undeveloped gross acres multiplied by 68% (*Calculated at 3.4 units/acre)

7 From (4) above, $693/2,549 = 27.2\%$. $27.2\% \times \text{column \#4} = \text{column \#8}$

8 Column #4 minus column #8 = column #9

As of July 1, 2007, there were 1,320 vacant single-family lots and an additional 348 approved but unbuilt multi-family units for a total of 1,668 undeveloped, subdivided/approved units (column #1). Column #2 represents the unsubdivided, undeveloped gross acres available in each residential density category, totaling 412 gross acres. Column #3 represents the number of units that can actually be built on the projected net acreage (using the historical development average of 68% of the number of units permitted by zoning), totaling 881 units. Column #4 represents the total units available (adding Columns #1 and #3). On July 1, 2007, there were an estimated 2,549 housing units that could be built on the available residential acreage and vacant lots.

Based on the mid-range population forecasts for 2015, approximately 6,984 total housing units are projected by that year. Based on the estimated 6,291 total existing housing units (July 1, 2007) and the 2,549 potential additional units available, there are 8,840 total potential housing units in the City when the residential land base is built out. Between 2007 and 2015, approximately 693 additional housing units could be built (6,984 – 6,291). Columns #5 through #9 depict 2015 projections based on an even distribution of the 693 additional housing units. In 2015, the residential lands are projected to be 79% built out based on the 1,856 additional units estimated to be available in that year (column #9).

Residential Buildout Projections

The following "Buildout" projections are based on the assumption that the residential land base and zoning densities will remain the same as they exist today. **Table 14** projects a year-round population of **15,852** and a total population of **17,238** when all of the current available lands are occupied. Approximately **8,840** total housing units would also exist at buildout.

Table 14

Residential "Buildout" Projections (Population and Housing)			
	Current (July 2007) ¹	Additional Potential	Total
Total Housing Units	6,291	2,549	8,840
Occupied Housing Units ²	5,455	2,210	7,665
Unoccupied Housing Units ³	836	339	1,175
Seasonal Units ⁴	493	200	693
Year-Round Population ⁵	11,277	4,575	15,852
Seasonal Population ⁵	986	400	1,386
Total Population	12,263	4,975	17,238

¹ From Table 2

² Using 86.7% occupancy rate

³ Using 13.3% of total housing units (per 2000 Census)

⁴ Using 59% of unoccupied housing units (2000 Census)

⁵ Using 2.07 persons per household (occupied units) for year-round population and 2 persons per household for seasonal residential units

Table 15 illustrates a comparison of projected housing and population for 2015 and at buildout. Under the current land base and densities, Sedona will be 78-79% residentially built out by 2015, and will be 81-84% built out by 2020.

Table 15

**Year-Round Population and Housing Projections
2010, 2015, 2020 and Buildout**

	2010	2015	2020
Mid-Range Population Forecast	11,740	12,534	13,295
Low-End Population Forecast (DES – Draft Sub-County Population Projections, Feb 2007)	11,629	12,262	12,829
<hr/>			
Approximate Year-Round Buildout Population			15,852
Approximate Total Number of Buildout Housing Units			8,840
Approximate 2015 Year-Round Population (mid-range)			12,534
2015 Percent of Buildout based on Low-end population projections of 579 additional units over 8 years = 6,870 housing units (1,040 additional population/2.07 = 502 occupied units/.867 = 579 total units)			78%
2015 Percent of Buildout based on Mid-Range Year-Round Population Forecasts (and 6,984 housing units)*			79%

**Mid-range average of 778 persons per five years.*

Commercial Land Use and Employment Projections

From **Table 10**, the amount of developed commercially-designated land increased from 57% to 81% from 1990 through July 2007. The portion of the developed commercial land base devoted to lodging uses also increased from 31% to 41% during this period.

Of the 92 undeveloped commercial and lodging acres remaining in July 2007, approximately 6 acres have been approved for specific development by the City of Sedona. If these commercial projects are included in the developed commercial land base, 406 acres, or 83% of the commercially-designated area has been developed or approved for development and 41% of this area is or will be developed with lodging uses.

Estimates for 2010 and 2015 are very approximate with the commercial lands 85% and 91% built out. (see **Table 16**)

It is important to note that these projections are based on an unchanging total commercial land base.

Table 16

Commercial Land Use Projections (Includes Lodging Uses)					
	1990¹	1998¹	2007¹	2010²	2015³
Total Acres (commercial & lodging)	474	504	492	492	492
Total Developed Acres (commercial & lodging)	272	356	400	420	449
Percent Developed	57%	71%	81%	85%	91%
Total Undeveloped Acres (commercial & lodging)	202	148	92	72	43
Percent Undeveloped	43%	29%	19%	15%	9%
Total Developed Acres – Lodging	85	126	163	171	183
Percent of Developed Commercial Acres with Lodging uses	31%	35%	41%	41%	41%

1 From Table 3 (Includes built and under construction and permits issued as of July 1, 2007)

2 Includes 4 acres of approved, undeveloped projects plus an additional 4% growth based on a 24% increase in the percentage of commercial lands developed from 1990 to 2007 or 1.4% per year. Lodging acres calculated based on 2 acres approved plus 41% of additional total acres based on 4% growth (163 + 2 + 6 = 171 acres).

3 Same as '2' above. Lodging acres = (171 + 12 = 183 acres). If all remaining vacant land is developed with lodging (in Focused Activity Centers), total acreage would be 187. This is unlikely to occur and lodging growth will likely be minimal beyond 187 acres unless occupied commercial land is redeveloped. At 187 acres, lodging would represent 38% of commercial acreage at build out (lodging represented 40% of the commercial acreage in 2001).

CHANGES IN LAND USE

Recent Changes/Rezoning affecting the Residential Land Base:

Table 17 illustrates the changes in the total residential land base between August 1998 and July 2007. Since August 1998, the single-family residential land base decreased overall by approximately 16 acres and the multi-family land base decreased overall by 7 acres.

In the single-family land base, about 1.5 acres was re-designated for office uses and an artist studio, 3.5 acres for lodging, 18 acres for public/semi-public uses and 3.5 acres for multi-family uses. An additional 15 acres represents open space within residential PRD's and public right-of-way. Approximately 26 acres were added to the single-family land base. In the multi-family land base, approximately two acres were re-designated as public/semi-public, 22 acres as single-family, one acre as open space and less than one acre for lodging. Approximately 19 acres were added.

Table 17

Changes to Total Land Base (Based on Existing Zoning) August 1998 – June 2007

Single-Family Residential

	<u>Aug. 1998</u>	<u>July 2001</u>	<u>July 2007</u>	<u>Change</u>
Total Acreage:	3,707	3,690	3,691	-16

Rezoning

Project/Rezoning Date	1998 Land Use / Zoning	Current Community Plan Designation/Zone	2007 Land Use	Acres
Casitas at Coffeepot (3/28/00)	Multi-family / RS-10a	Multi-family / RM-2	12 unit apartments	-1.0
Morris/Harrison (3/15/00)	T-11 / RS-18b	SPA / RM-1	Duplex	-0.4
Gould Professional Plaza (1/23/01)	T-2 / RS-35	SPA / T-2	Office	-1.3
White Bear Office (2/27/01)	T-2 / RS-35	SPA / T-2	Office / Residence	-0.6
Betatakin Inn (2/27/01)	T-12 / RS-18b	SPA / T-12	15-unit lodge (undeveloped)	-3.6
Farley Cabins (3/27/01)	T-12 / RS-18b	SPA / T-12	7-unit lodge	-0.9
Chan Smith (2/26/02)	T-15 / RS-6	SPA / T-15	Duplex	-0.2
Navajo Apartments (4/23/02)	MFRMD / RMH-10	MFRMD / RM-1	Multi-family (Undeveloped)	-1.0
Birch Blvd (7/23/02)	T-9 / RS-10a	SPA / T-9	Triplex	-0.4

Legacy Plaza (10/22/02)	T-2 / RS-35	SPA / T-2	Office	-1.3
Foothills South (3/25/03)	SFLD / RM-2	SFLD / RS-18a	Single-family medium density	+20.0
Kaiser (6/22/04)	SFMD / RS-10a	SPA / SU	Artist Studio	- 0.3
Harry Christie (10/24/06)	C2/RS-10a	Commercial and SPA/SUD	Mixed use	-0.3
Birch Blvd (5/22/07)	T-9/RS-12	SPA/SUD	2 condo units	-0.3
Gould Professional Plaza	T2/RS-35	SPA/T2	No longer active	+1.3
White Bear Office Plaza	T2/RS-35	SPA/T2	No longer active	+6
Farley Cabins	T-12/RS-18b	SPA/T-12	No longer active	+9
Total Acres Rezoned				+11.2
Total Acres Re-designated from Single-family Residential to Public/Semi-Public:				
Buddhist Temple				-13.4
Sedona Charter School				-2.5
Jewish Community Synagogue				-2.0
Total Acres Re-designated as Public/Semi-Public:				-17.9
Total Acres added to Low and Medium Density Single-family (Thunder Mountain Re-plat & Foothills South)				+6.0
Total acres re-designated as public right-of-way				-2.0
Total Acres re-designated as private open space through PRD approvals				-12.9
TOTAL CHANGE				-15.6

Multi-Family Residential

	<u>Aug. 1998</u>	<u>July 2001</u>	<u>July 2007</u>	<u>Change</u>
Total Acreage:	169	168	162	- 7

Multi-Family Re-Zonings

Project/Rezoning Date	1998 Land Use / Zoning	Current Community Plan Designation / Zone	2006 Land Use	Acres
Arroyo Sienna (4/6/99)	T-11 / C-1	SPA / PRD	Multi-family	+2.0
Casitas at Coffeepot (3/28/00)	MFR / RS-10a	MFR / RM-2	12-unit apartments	+1.0
Morris / Harrison (3/15/00)	T-11 / RS-18b	SPA / RM-1	Duplex	+0.4

Uptown Parking Lot	MFR / RM-3	Public/Semi-Public / P	Parking Lot	-2.0
Chan Smith (2/26/02)	T-15 / RS-6	SPA / T-15	Duplex	+0.2
Navajo Apartments (4/23/02)	MFRMD / RMH-10	MFRMD / RM-1	Multi-family (undeveloped)	+1.0
Birch Blvd (7/23/02)	T-9 / RS-10a	SPA / T-9	Triplex	+0.4
Foothills South (3/25/03)	SFLD / RM-2	SFLD / RS-18a	SFLD	-20.0
Preserve at Oak Creek (2/14/06)	Commercial and lodging/PD	Multi-family/PD	Multi-family condos (undeveloped)	+12.5
Harry Christie (10/24/06)	C2/RS-10a	Commercial and SPA/SUD	Mixed use	+ .3
Birch Blvd (5/22/07)	T-9/RS-12	SPA/SUD	2 condo units	+ .3
Total Acres Rezoned				-3.9
Other: Three acres re-designated as Single-family Residential and Open Space (Thunder Mountain Re-plat) and one acre designated as multi-family (Casa Tigava); .2 ac Bed and Breakfast by CUP; additional rounding adjustment from land use base data				-2.6
TOTAL CHANGE				-6.5

Table 18 illustrates the changes in the commercial land base between August 1998 and July 2007. The Commercial and Lodging land base acreage decreased overall by 12 acres since August 1998.

Table 16

General Commercial/Lodging

	<u>Aug. 1998</u>	<u>July. 2001</u>	<u>July 2007</u>	<u>Change</u>
Total Acreage:	504	504	492	-12

Rezoning

Project/ Rezoning Date	1998 Land Use/ Zoning	Current Community Plan Designation/ Zoning	2006 Land Use	Acres
Arroyo Sienna (4/6/99)	T-11 / C-1	SPA / PRD	Multi-family	- 2
Gould Professional Plaza (1/23/01)	T-2 / RS-35	SPA / T-2	Office	+1.3
White Bear Office Plaza (2/27/01)	T-2 / RS-35	SPA / T-2	Office / Residence	+ .6
Betatakin Inn (2/27/01)	T-12 / RS-18b	SPA / T-12	15-unit lodging	+3.6
Farley Cabins (3/27/01)	T-12 / RS-18b	SPA / T-12	7-unit lodging	+ .9

New (8 lots) Subdivision at Foothills South	Public/Semi-Public/Office Professional	Single-family low density / RS-18a	8 single-family residential lots	-4
Legacy Plaza (10/22/02)	T-2 / RS-35	SPA / T-2	Office (undeveloped) and open space	+1.3 (includes open space)
Kaiser (6/22/04)	Single-family Medium density / RS-10a	SPA / SU	Artist Studios	+.3
Preserve at Oak Creek (4/26/05)	Commercial and Lodging / PD	Commercial and Lodging / PD (revised)	-1.4 general commercial (0.9 acres) +0.5 Lodging acre (8.5 acres) -57 Lodging units (138)	- 0.9 (to private open space)
Sedona Real (5/24/05)	Commercial (FAC) /C-1	Commercial (FAC) / L (expansion)	Lodging	No change
Preserve at Oak Creek (2/14/06)	Commercial and lodging/PD	Multi-family/PD	Multi-family condos (undeveloped) (-3 ac internal open space – not included in these calculations)	-8.5 ac commerc /Lodging -1 ac general commerc
La Tierra Plaza (3/13/07)	T SR 89A/OP, OS, RS-12	SPA/SUD	40 lodging units, Office and open space	-1.0 (to pvt open space)
Gould Professional Plaza	T-2/RS-35	SPA/T-2	No longer active	-1.3
White Bear Office Plaza	T-2/RS-35	SPA/T-2	No longer active	-.6
Farley Cabins	T-12/RS-18b	SPA/T-12	No longer active	-.9
Total Acres Rezoned:				-12.2

From **Table 19**, since the re-adoption of the Community Plan on June 8, 1998, there has been a net reduction of 72 **potential residential units** and a net reduction of 6 **commercial and lodging** acres based on the zoning that existed on that date.

Table 19

Effect of Major Projects (*) on Available (undeveloped) Residential Units and Commercial Acreage since June 8, 1998 Community Plan re-adoption

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Cliffs (6/23/98)	RM-2	Commercial and Lodging/PD	+2	17	Commercial & Lodging / -17 units
	RS-36	Parks/PD		7	Park site/ -7
	C-1	Commercial and Lodging/PD		0	Retail, Lodging
Fairfield (6/22/98)	RMH-10	SPA/PD	+3.8	54	Lodging and Multi-family + 64 Single-family + 16
Arroyo Sienna (4/6/99)	C-1	SPA/PRD	-2	0	Multi-family + 12
Casitas at Coffeepot (3/28/00)	RS-10a	Multi- family/RM-2	0	4	Apartments +12
Morris/Harris on (3/15/00)	RS-18b	SPA/RM-1	0	1	Duplex +2
Uptown Parking lot	RM-3	Public/semi- public/P	0	24 ²	Parking lot -24
Sedona Charter School ³ (1/10/00)	RS-35	Public/Semi- public/RS-35	0	3	School -3
Buddhist Temple ³ (11/23/99)	RMH-12	Single-family low density / RMH-12	0	33	Religious Institution -33
Gould Professional Plaza (1/23/01)	RS-35	SPA / T-2	+1.3	0 (unit on-site)	Office/0 units

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
White Bear Office Plaza (2/27/01)	RS-35	SPA / T-2	+0.6	0 (unit on-site)	Office / residence / 0 units
Betatakin Inn (2/27/01)	RS-18b	SPA / T-12	+3.6	0 (unit on-site)	15 lodging units / 0 residential units
Farley Cabins (3/27/01)	RS-18b	SPA / T-12	+0.9	0 (unit on-site)	7 lodging units / 0 residential units
Thunder Mountain Re-plat (3/27/01)	PRD	Single-family low density / PRD	0	43 ⁴	Single-family (+14 lots)
Foothills South	OP	Single-family low density / RS-18a	-4	0	Single-family (8 lots) / + 8 units
Chan Smith (2/26/02)	RS-6	SPA / T-15	0	1	Duplex +2
Navajo Apartments (4/23/02)	RMH-10	Multi-family medium density / RM-1	0	5	2 Single-family lots 12 Apartments +14
Birch Blvd (7/23/02)	RS-10a	SPA / T-9	0	2	Triplex +3
Legacy Plaza (10/22/02)	RS-35	SPA / T-2	+1.3 (includes open space)	1	Office
Foothills South (3/25/03)	RM-2	Single-family low density / RS-18a	0	163	Single-family +25
Jewish Community Synagogue ³	RS-10b	Single-family medium density / RS- 10b	0	5	Religious Institution --5
Kaiser	RS-10a	SPA/SU	+ .3	0 (unit on site)	Artists Studios / 0
Kinsey subdivision	RS-10a	Single-family medium density / RS- 10a	0	8	Single-family +9

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
Eagle Rock subdivision – 9.3 ac	RMH-10	Single-family medium density / PRD	0	28	Single-family +26
Piedras Del Rojo	RM-3	Multi-family / RM-3	0	14	+18
Park Place – 9.7 ac	RM-2	Multi-family / RM-2	0	79	+88
Vista Montana	PRD	PRD	0	0	+3
Bella Vista (2/8/05)	RS-10	SFMD / RS- 10	0	7	Single-family +7
Arroyo Pinion Condos (3/22/05)	RM-2	MFMD/High density / RM-2	0	4	Multi-family +4
Kinsey II (4/26/05)	RS-10	SFMD / RS- 10	0	7	Single-family +9
Tierra Verde (4.6 acres from Terra Rosa)	RS-18	SFLD / RS-18	0	8	Single-family +9
Cor-d'Amour (10/25/05)	RS-35	Single-family low density/RS-35 and PRD	0	31	Single-family +43
Preserve at Oak Creek (2/14/06)	PD	Multi- family/PD	-10	0	Multi-family condos +158
Tierra Del Arte (1/24/06) – 3.3 ac from Terra Rosa School	RS-18	Single-family Low Density/RS-18	0	6	Single-family +6
Thunder Mtn (2/28/06 – pre-plat) – 3.7 ac	RS-35	Single-family Low Density/PRD	0	2	Single-family +9

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
View Plaza (5-9-06) – .4 ac	C2	Commercial/ C2	0	0	+4 (Mixed Use)
Kaloff Place (10/3/06 – Concept Review) – 1.7 ac	C1	Commercial/ C1	0	0	Mixed Use/ +14 Res Units
Harry Christie (10/24/06 – rezoning) - .5 ac	C2/RS-10a	Commercial and SPA/SUD	0 (additional acreage counted toward multi- family - .3 ac)	1	Mixed Use/ +4 residential units
La Tierra Plaza (3/13/07 – Rezoning) – 5.3 ac	OP, OS, RS- 12	SPA/SUD	0 (-1 ac Gen Commercial to Open Space, +1.1 ac from Commercial to Lodging)	0	Office and Lodging/ 0 Residential (+40 lodging units)
Canyon Vista (4/24/07) 6 ac	RS-10b	SFMD/RS- 10b	0	18	(Single-family Res)/ +8 Res units
Seven Vistas (4/24/07) 4.1 ac	RS-10b	SFMD/RS- 10b	0	12	Single-family Res/ +9 Res Units
Hillside Vista Estates (5/22/07) – 32 ac	RS-35	SFLD/RS-35	0	26	Single-family/ +30 Res Units
Birch Blvd (5/22/07 – Rezone) - .25 ac	RS-12	SPA/SUD	0	1	Residential Condominiums and Office parking/ +2 Res Units
Gould Professional Plaza	RS-35	SPA/T-2	-1.3	0	No longer active

Project/ Approval Date	Previous Zone	Approved Community Plan Designation/ Zoning	Commercial and Lodging Acres (+/-)	Potential Net # of Residential Units (1)	Approved Land Use/ # of Residential Units (+/-)
White Bear Office Plaza	RS-35	SPA/T-2	-.6	0	No longer active
Farley Cabins	RS-18b	SPA/T-12	-.9	0	No longer active
TOTAL UNITS				615	543
GAIN/LOSS OF RESIDENTIAL UNITS					-72 UNITS
GAIN/LOSS OF COMMERCIAL ACREAGE:					-6 ACRES

- 1 Per Community Plan calculations for entire residential land base @ 68% of gross acres (where applicable on larger projects)
- 2 Based on 12 units/acre.
- 3 Not a zone change (conditional use permit).
- 4 43 Multi-family units originally approved